

116.0

0010

0007.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

624,600 / 624,600

USE VALUE:

624,600 / 624,600

ASSESSED:

624,600 / 624,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRISCOLL BERNARD N III
Owner 2:	
Owner 3:	

Street 1: 62 INDIAN RD

Street 2:

Twn/City: WALTHAM

St/Prov: MA Cntry: Own Occ: N

Postal: 02451 Type:

PREVIOUS OWNER

Owner 1: GRANATO GARY R -

Owner 2: ADAMS DEBRA A -

Street 1: 7 HANCOCK ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,171 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1475 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7171		Sq. Ft.	Site		0	70.	0.89	6									444,590						444,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7171.000	178,800	1,200	444,600	624,600			
Total Card		0.165	178,800	1,200	444,600	624,600	Entered Lot Size		
Total Parcel		0.165	178,800	1,200	444,600	624,600	Total Land:		
Source: Market Adj Cost							Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,300	1200	7,171.	444,600	650,100	650,100	Year End Roll	12/18/2019
2019	101	FV	184,500	1200	7,171.	438,200	623,900	623,900	Year End Roll	1/3/2019
2018	101	FV	184,500	1200	7,171.	336,600	522,300	522,300	Year End Roll	12/20/2017
2017	101	FV	184,500	1200	7,171.	317,600	503,300	503,300	Year End Roll	1/3/2017
2016	101	FV	184,500	1200	7,171.	292,200	477,900	477,900	Year End	1/4/2016
2015	101	FV	183,600	1200	7,171.	273,100	457,900	457,900	Year End Roll	12/11/2014
2014	101	FV	183,600	1200	7,171.	251,500	436,300	436,300	Year End Roll	12/16/2013
2013	101	FV	183,600	1200	7,171.	251,500	436,300	436,300		12/13/2012

Parcel ID 116.0-0010-0007.B

!9063!

PRINT

Date

Time

12/10/20 23:34:56

LAST REV

Date

Time

11/19/20 10:40:54

mmcmakin

9063

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANATO GARY R,	76027-508	1	10/29/2020		645,000	No	No		
GRANATO ARMANDO	21740-333		2/5/1992			1	No	No	Yolanda Granato dod 1/15/2020

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2020		SQ Mailed						MM Mary M
9/3/2020		Measured						DGM D Mann
10/4/2018		MEAS&NOTICE						CC Chris C
11/20/2008		Meas/Inspect						355 PATRIOT
2/15/2000		Meas/Inspect						263 PATRIOT
1/1/1982								CM

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
9/3/2020	Measured	DGM	D Mann
10/4/2018	MEAS&NOTICE	CC	Chris C
11/20/2008	Meas/Inspect	355	PATRIOT
2/15/2000	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

